



COUNTY OF PLACER  
**GRANITE BAY MUNICIPAL ADVISORY COUNCIL**  
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**MAC Member Workshop**

**Wednesday March 7, 2018 6:30 PM – 7:00 PM**

**REGULAR MEETING MINUTES**

Wednesday, March 7, 2018 7:00 PM

Eureka School District Office, Board Room

5455 Eureka Road, Granite Bay, CA

**1. Call to Order & Pledge of Allegiance**

6:34PM

**2. Welcome & Introduction of Members**

Tom Kruse, Eric Bose, Jim Radler, Scott McGuckin, Virg Anderson, Walt Pekarsky and Te Iwi Boyd, Secretary.

**3. Workshop - MAC Meeting Procedures and Expectations. County staff will conduct a workshop to discuss MAC meeting procedures and expectations. The workshop will take approximately 30 minutes. Presenter: Leah Rosasco, Board of Supervisors Office.**

This workshop was offered to clarify how to operate meetings and improve meetings in the future. Ms. Rosasco went over information that was earlier presented at the MAC training meeting in January. This presentation was geared to show MAC Members how to conduct a meeting, run an orderly meeting, what to do when there is a contentious topic, upset constituents, etc.

Workshop adjourned at 6:54PM.

**Regular Meeting Called to order: 7:00 PM**

Statement of Procedure was read and reiterated by Chairman Pekarsky.

**4. Approval of March 7, 2018 Agenda & February 7, 2018 Minutes**

Agenda: Motion was made to approve the March 7, 2018 Agenda. Motion was seconded and passed, 6-0.

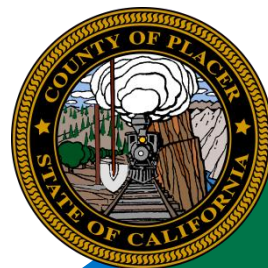
Minutes: Motion was made to approve the February 7, 2018 Minutes. Motion was seconded and passed, 5-0.

**5. Public Safety Reports:**

**A.** Placer County Sheriff's Office

**B.** California Highway Patrol

It was reported that Granite Bay had been assigned to a new Community Service Officer program. An explanation of the program was provided. Residents were urged to call (916) 663-3344 and ask for the Community



Service desk with non-emergency related matters. Residents were instructed to leave a message with their name and phone number, if they happen to get voicemail and the Community Service Officer will call you back or deal with the issue directly, as well as follow up on the issue.

A report on the recent enforcement on Douglas Boulevard was discussed and collision statistics were given. CHP encouraged residents to set their personal bar high, as everyone they pulled over lived in the community.

**C. South Placer Fire District**

The representative from the South Placer Fire District reminded residents to inspect their chimneys to avoid chimney fires and explained how a chimney fire can safely be put out using a standard fireplace. The recent grant the District was awarded was discussed and use of the funds was explained. Residents were reminded that with the upcoming time change is the perfect time to check your smoke detector and change the batteries.

- 5. Public Comment:** Let us hear from you! Do you wish to share something that's NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman).

No public comment.

**6. Supervisor Report**

Supervisor Uhler started his report by addressing Sandy Harris' concern regarding varying speed limits on Douglas Boulevard. The procedure for establishing speed limits was explained.

Supervisor Uhler reported on the 2017 Annual Housing Element Implementation Progress Report. It was explained that the annual report provides a status and progress report on Placer County's efforts in implementing the housing section of its General Plan. It was further explained that the county implemented a multi-departmental Housing Unit that is dedicated to finding ways of getting affordable homes constructed throughout the unincorporated areas of Placer County. CDRA also implemented a new Housing and Economic Unit to focus on policies and regulations as they relate to housing. Additionally, the county also kicked off several housing projects in 2017 including a Master Plan to re-envision the Government Center in North Auburn, which proposes the incorporation of up to 80 affordable housing units. Workforce housing in North Lake Tahoe also made strides with Placer's support of a grant application for a proposed workforce housing development in Martis Valley, which would see the construction of a 56-unit apartment housing complex as part of the Schaffer's Mill subdivision.

Supervisor Uhler reported on the Placer County School Safety Forum in response to the Florida School Shooting. Constituents were provided with the date, time and location of this forum as well as the host of the event.

Supervisor Uhler concluded his report by reporting that the Placer County Department of Child Support Services ranked fourth out of 49 local child support agencies in California for the federal fiscal year 2017.

Further discussion regarding affordable housing inventory and what counts was discussed as were rental units vs. homes for purchase and second dwelling units.

A question was asked by a resident to clarify recent allegations regarding Treelake Village and the Board of Supervisors. It was explained that Supervisor Uhler would be attending a meeting with County Counsel on Monday to discuss the allegations and that Supervisor Uhler would be attending the meeting with the Treelake HOA on Monday as well.

It was announced that longtime community member John Hooten had passed away.

**7. Information Item: A. Dutch Bros Coffee and Self-Storage**

Applicant owns the 1.8-acre property located at 8455 Sierra College Blvd in Granite Bay. The property has been an equipment rental yard and concrete plant for over 40 years. Applicant also owns a vacant one-acre parcel adjacent to the 1.8-acre property.

The proposed development would include an 800 sq. ft Dutch Bros with a single drive through on approximately 0.5-acre fronting onto Sierra College Blvd where the current equipment rental yard sits. The remainder of the equipment rental yard would be joined with the vacant one-acre parcel. The applicant would then develop a self-storage facility on the newly combined parcel. The self-storage facility would consist of three buildings and approximately 100,000 combined square feet. Development is in compliance with current zoning and would require a lot line adjustment. Presenter: Bill Loftus

One of the owners of the proposed development, also owners of the ARCO AMPM, Walgreens and Carl's Jr. property introduced himself. The property location was described as was its former use. With the lease on the property recently expired, the owners took the opportunity to research other uses that would be in compliance with current zoning. It was explained that the properties limited frontage and great depth as depicted on a site plan shown to community members, it was felt that this site could provide the necessary stacking and parking associated with the proposed businesses for this location. The Owner/Operator of Dutch Bros. and the project engineer were at the meeting to answer questions. Elevations for Dutch Bros. were shown.

It was explained that the remainder of property would be a self-storage facility. The property owners explained that they had selected Superior Self-Storage Group because they liked the quality of their other projects. Elevations of the proposed Self-Storage were shown.

Results from their meeting with staff was discussed and it was reported that they intend to incorporate landscaping, colors, etc. that would be visually appealing to the community.

The need for Self-Storage and statistics were discussed. It was explained that the surrounding self-storage facilities are at 95% capacity.

Chris Schmidt was in attendance and explained to residents that this is not his project, but he did look up the requirements and shared them with constituents.

Member Bose asked if the owners were planning to demolish the existing buildings on the site. It was explained that this is the owner's intent. Proposed ingress and egress was clarified. Member Bose asked if the storage facility would be fenced? It was clarified that this facility will be fenced. Member Bose commented that he felt this was a great business owner and that the proposed project makes sense for the site.

Member Kruse asked how many storage units the facility would contain. It was explained that there would be approximately 550 units. The trends for self-storage such as climate control and larger units were also discussed. Management of the facility was explained.

Member Anderson expressed his concerns regarding stacking for Dutch Bros. The presenters showed on the site plan further clarification as to how stacking will be addressed. The plan as proposed allows for approximately 13 cars to stack and includes a "bail out".

Member Radler asked for a comparison regarding stacking with the neighboring Starbucks. It was explained that the neighboring Starbucks has stacking room for only about 9-10 vehicles. Member Radler asked about signage for the self-storage facility. It was explained that the owners will use as much signage for the self-storage facility as allowed. Points of access for the storage facility were described.

Sandy Harris asked for further clarification regarding the entrance and egress paths for the site. The path of travel was shown on the site plan.

Resident Shannon asked what the difference is between mini storage and self-storage. It was explained that the industry prefers self-storage to mini-storage, but they are the same.

Christy Wilson expressed her concern regarding stacking. The traffic flow was discussed.

Resident Jane expressed her concern regarding the self-storage being a 3-story building. It was explained that the facility is not even as tall as the neighboring Walgreens. Specific height, the addition of parapets and other aesthetic components of the project were explained.

**8. Action Item:**

**A. Colinas Estates**

The applicant, Cook Development Consulting Services LLC on behalf of property owner Paul Hills, is seeking approvals to construct ten single-family residences on 5.49 acres of land located at 8137 Joe Rodgers Road. Requested entitlements include:

1. Tentative Subdivision Map for the subdivision of 5.49 acres of land into 10 single-family lots. 2. Variance to front minimum setbacks required in the RS district on Lots 1 through 5. A setback of 32 feet is proposed where 45 feet is normally required.

The site is designated Low Density Residential, .4 to .9 acres per dwelling unit in the Granite Bay Community Plan and is zoned RS-AG-B-20 (Residential Single Family, combining Agriculture, minimum Building Site of 20,000 square feet).

Presenter: Christopher Schmidt, Senior Planner (30 minutes)

A slide presentation was given to attendees and provided a close-up of site, and other site specifics. The site was cleared a couple of years ago. Land Use designations and area zoning were explained. More pictures of the project site were shown. It was explained that the previous 2015 Parcel Map expired in February. A site plan showing 10 lots with proposed lot sizes was shown. Requested Entitlements were explained, and it was explained that no rezoning was being requested. Residence design was shown as was the compatibility of the site was discussed. Sturm Lane Setbacks and Landscape Area (17') was shown, as were the rear setbacks.

Building envelopes were shown with rear setbacks, side setbacks, front setbacks and rear setbacks for the entire site.

More depictions of residence design were discussed. Tree impacts and grading were explained. Fencing plan was shown and includes masonry wall, existing wood fence, enhanced wood fence and view fence. A close up of the landscaping was shown and explained. Proposed plantings were shared. A close up of the cul-de-sac was shown and it was reported that the project entry way will not be gated. Pedestrian connectivity was shown. Traffic study and trip generation rates and forecasts were discussed.

Project Access was explained. Drainage for the site was explained and the drainage path was shown.

The requested Entitlements were reiterated and the schedule for the project was shared.

Member Kruse asked for clarification regarding the building envelope and what percentage of the lot would the improvements take.

Member Anderson asked for clarification of the requested motion.

A resident asked for clarification of tree removal. A breakdown of the trees on the site was provided.

Resident Jane expressed her concern regarding drainage on the site. The engineer provided further explanation of the drainage plan and reduction in peak flow associated with proposed project.

Hugh Smith expressed his concerns regarding drainage and flooding at Strum Lane and Joe Rogers as it is today. Chairman Pekarsky suggested taking his concerns to staff.

Dave Cook explained the process that the project team took and the information they received from the last MAC meeting. Requirements regarding drainage were explained. Studies and surveys that were conducted were discussed.

Mark Hunterford said he would like to see the setbacks be maintained.

Member Bose felt that the applicant had done a nice job in addressing the concerns of the community.

A motion was made to recommend approval to the Planning Commission as presented. Motion was seconded and passed, 6-0.

Roll Call:

Walt Pekarsky – Yea

Scott McGuckin – Yea

Virg Anderson – Yea

Jim Radler – Yea

Eric Bose – Yea

Tom Kruse - Yea

**9. Adjournment** to next regular meeting on April 4, 2018

Meeting adjourned at 8:25PM.